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Redevelopment Board Minutes 01/28/2013

Arlington Redevelopment Board
Minutes, January 28, 2013

2nd Floor Conference Room, Town Hall annex – 7:00 p.m.

PRESENT: Ted Fields, Bruce Fitzsimmons, Mike Cayer, Christine Scypinski

ABSENT: Andy West

STAFF: Carol Kowalski

AGENDA ITEM: Continued Hearing: Environmental Design Review Special Permit, 164 Summer Street, Zoning Bylaw Section 6.08, Large Addition in a Residential District

DISCUSSION: The Chairman called the meeting to order at 7:03pm. Applicant Scott Seaver, engineer Fred Russell and attorney Bob Annese attended. Mr. Annese reported receiving assistance from the Director of Inspectional Services Michael Byrne on interpretation of the useable open space requirements and the calculations. Mr. Annese reported that 4,256 square feet of gross floor area is proposed and that the useable open space required is 30% gross floor area. Attic space is not included according to Mr. Byrne, Mr. Annese reported. Mr. Seaver stated that the garage roof's height was reduced in response to the Board's request to allow more sunlight on the abutting lot. Mr. Annese reported that Mr. Byrne does not count basement space in gross floor area if mechanicals are included. Mr. Seaver said that even if basement is counted in GFA, there's still enough open space. Mr. Annese presented the requested shadow studies. He noted that a vinyl fence and shrubbery would be added. Mr. Annese stated that they cannot reduce paving because they need it for parking spaces. Mr. Russell stated that there would be 2,765 square feet of useable open space. Ms. Scypinski asked what shrubs would be added. She pointed out that a shade study is intended to show shadows in the winter, when days are short and have long periods of darkness with increased shadows. The proposed shadows are now increased at the worst time of year. Tree shade is desired in the summer. For the record, the shadow reaches to 170 Summer Street and shades all of the open yard at 166 Summer, she noted. That neighbor is not here. That is what we are concerned about, Ms. Scypinski explained. Mr. Fields agreed with Ms. Scypinski. He asked if the open space will be hydroseeded. Mr. Seaver said yes. Mr. Cayer confirmed that height of garage was reduced. Mr. Fitzsimmons asked if shadow studies are with the reduced roof height, Mr. Seaver responded that they were. He asked and Mr. Russell confirmed that utilities would be underground. Ms. Kowalski asked for the revised plan for the file. Ms. Scypinski asked for the application with revised open space calculations. Ms. Fitzgerald, owner and resident of 162 Summer Street stated that she was not happy and would rather see if the new house could face the bikepath. She commented that the proposed additional dwelling seems to meet the Board's

requirements, but it might be hard for a buyer to face a fence and garage, she commented. Ms. Fitzgerald added that she did not feel it helps the neighborhood. Ms. Scypinski asked if they considered re-orienting the house. Ms. Seaver said that the architecture of the house doesn't allow it and the sliding door opens to the deck and the bikepath. Mr. Fitzsimmons noted that the Board will need to issue a finding that the alteration is in harmony with other uses or structures in the vicinity. He asked for a motion that they found it in harmony. Mr. Fields moved and Mr. Cayer seconded and all voted in favor. Mr. Fitzsimmons asked whether Board members had special conditions to recommend for the Special Permit.

VOTE: Mr. Cayer moved that the permit be granted with the understanding that all references to the plan will be as revised January 15, 2013 and with the architectural renderings that show the lower garage height, and with a special condition that a fence not to exceed 6 feet and type and tapering to be decided by abutters and the applicant be included. Mr. Scypinski seconded and all voted in favor.

DOCUMENTS USED: Site Plan, Memorandum from Bob Annese, elevations, Director's report, application dated November 16, 2012, impact statement November 30, 2012, floor plans dated 10/17/12 by Seaver, Shadow study, additional item labeled shadow study with photos

AGENDA ITEM Approval of minutes; designate Executive Session minutes reviewer

DISCUSSION: Mr. Fitzsimmons distributed the draft minutes of January 14, 2013 with his revisions. Mr. Cayer moved to approve the minutes of January 14 as amended Mr. Fields seconded and all voted in favor.

Mr. Fitzsimmons then took up the matter of reviewing Executive Session minutes, and decided that it was better, in order to avoid future Executive Sessions, to designate a member to review those minutes. Mr. Fields moved that Mr. Cayer would review. Ms. Scypinski seconded and all voted in favor.

AGENDA ITEM: The Board discussed hearing date for the required public hearing on any zoning bylaw amendments. The Board decided the hearing would be March 11 for warrant articles.

AGENDA ITEM Master Plan update

AGENDA ITEM Tracking report. Mr. Fitzsimmons will take care of re-recording the most recent amended LDA to Symmes. Ms. Kowalski answered questions on the report and provided additional information.

A Motion to Adjourn was made Mr. Fields seconded by Mr. Cayer, all voted in favor. Meeting adjourned at 8:17 PM.

The Planning Board approved these minutes with corrections on March 11, 2013.